

ONWARDPLAN

MINUTES OF THE STEERING GROUP MEETING

HELD ON WEDNESDAY 17TH JUNE 2015

AT 7.30 PM AT THE PARISH ROOM

PRESENT:

Philip James, Pam Verdon, Guy Holmes-Henderson, David Stewart, Jeremy Fellows, Helen Fleming, Steve Blandford, Gill Warsop, Alison Tizard, Richard Cooper, James Harvey, Jim Head, David Ellis

APOLOGIES:

Nicholas Frome, Belinda Hallam

1. Previous Minutes

The Minutes from 28th May were approved, Pam will put them in Dropbox.

2. Declarations of Interest

Philip reminded everyone present that at the start we had each written a declaration of interest with regard to the Neighbourhood Plan. This mainly related to stating if someone lived close to a proposed site they should have declared it. It was important when speaking about sites or issues that related to a possible conflict of interest to publically acknowledge that.

Gill noted her interest in the matter of the Deer Park and Guy declared an interest in land at Albion Yard.

3. Comments from the survey

There were no summaries of comments submitted before the meeting. The Housing Group will be reporting later in the meeting. There were a very large number of comments regarding the need to protect the Deer Park from development. There were comments on why was there no LGS site proposed for North Warnborough. Comments on the traffic problems appeared throughout the questions in the survey.

4. Site Assessments

Notes from a sites assessment meeting with RCOH had been circulated prior to the meeting and this was discussed. From the survey a total of 232 comments were made with regard to question 2.

Site 119 Longwood: 16 comments were received regarding this site. The SG accepted RCOH and HG's plan for this site.

Site 66 Western Lane: 25 comments received. It was agreed by the SG that bungalows would be the most sympathetic development to fit in behind the present dwellings, and that 1.5 dormer style dwellings be built beyond as the hill dropped away.

Site 233 Crumplins Yard: 7 comments received. The HG's recommendations were accepted by the SG.

Site 147 Land adjacent to Swan Inn: 43 comments received. RCOH recommended that this site should be removed from the Plan due to planning problems. The HG and SG agreed.

Site 232 Albion Farm: 46 comments received. Further discussions with the landowner are needed as RCOH suggest 19 houses on this site and the landowner wants 12 or less. If we use the lower number there is a chance that this site will fail as there is a "duty to use land efficiently". There is also the proposition of a public car park for people going to the castle. This could be on this site or on land in Tunnel Lane. The SG voted on where the car park should be and a small majority chose the land at Albion Farm.

Site 65 Dunleys Hill: ? comments received. RCOH suggested using a smaller portion of the land than had been put forward by the developer. Further discussions will be needed both with the developer and OPC to decide on the best option for this land as there will be maintenance and cost implications for the OPC. The SG voted in favour of providing for village open space that was properly developed as long as sufficient gap was maintained. If the number of houses on sites 119, 66 and 65 exceed 50 then the Plan will need a Habitat Regulations Assessment. A suggestion to provide a limited number of parking spaces (chevron style) adjacent to the road was discussed but was voted against by the SG.

Site 58 Hook Road: 61 comments received. The SG recommend 15 houses for this site, 5 in the southern part and 10 in the northern part with 2 separate access roads and this was agreed. A decision is expected in July. If the application is rejected the HG will hold further discussions with the developer.

Site 60 Rough's Cottage: 15 comments received. RCOH suggest that this site is withdrawn due to planning constraints and sustainability. A majority of the SG voted to accept this suggestion.

Site 327 Crownfields: 79 comments received. RCOH have not carried out a assessment of this site. The HG recommend that the care home should only have 2 storeys, not 3 to lower the height of the building. They have met with 2 care home providers who have said that this is a viable proposition. The HG have a meeting with the developer on 26 June and will discuss whether a different shape to the site is possible to minimise the impact on existing houses and to enable the most efficient use of the land. **ACTION: Philip** will contact them as soon as possible to ask them to consider changing the shape so that they can come to the meeting with some ideas. The landowner has said that she will allow some of site 328 to be used as a further tennis court.

David Ellis left the meeting

5. Green Space Strategy

Stephen, Pam and Nicholas will continue to work on building the case for each proposed LGS site. They will arrange meeting days and invite owners/developers of these sites to attend. Stephen will reply as soon as possible to letters received from them. There will be a pre-meeting on Friday 26th June (time tbc) to decide on strategy and script.

Jeremy said that some members of OPC are questioning our process and evidence for including land behind Beech Cottage as a LGS site. Stephen and Pam will look back to find this and will make a report for the OPC meeting on 6 July.

At the next informal or formal meeting of members of the SG with OPC a discussion about the Kitchen Garden and its LGS designation is needed in view of OPC plans to buy the site.

6. Meetings with Landowners

The HG have 4 more meetings to schedule with regard to housing sites. Meetings with LGS site owners are to be arranged soon.

7. Work List

Philip will send out a work list of what still needs to be done to get the Plan to pre-submission stage.

Jeremy Fellows left the meeting

8. Deer Park

Philip put forward a note of what he is proposing to discuss informally with OPC with a view to restoring relations and clarifying the best way forward. The SG agreed that he should do this as soon as possible as the situation needs urgent clarification and the SG need to feel that they are trusted to go forward without interference. David (S) agreed that if the SG could put forward a policy about protecting the Deer Park but not preventing any improvements happening, OPC will hopefully agree as there is more to gain from having the Deer Park in the Plan. If it is taken out there is a chance that the Deer Park will not be protected as much as is possible and that due to the large opposition to development of this land, the public could vote against the whole Neighbourhood Plan.

9. A.O.B

Helen asked for agreement to instruct Robert Jackson (Hart DC) to carry out the necessary Habitat Regulations Assessment at a cost of £1071 incl VAT at no profit to Hart, rCOH having declined to bid for the work,. The SG agreed. She is also trying to find someone who is able to provide a design policy for the non-conservation area of North Warnborough.

Next Meeting: 24th June, 7.30 Parish Room

This will not be a formal meeting but will be a review of the Pre-submission Plan and may also be an informal meeting with OPC. Philip will advise of the format.